Karen Johnson Davidson County
Batch# 827311 DEEDWARR
03/23/2022 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220323-0033516

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this 11 day of March, 2022. Notary Public My Commission Expires: 10-02-2022

WARRANTY DEED

Address New Owner: Khrystopher Hatch 1816 15th Ave North Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-07-0-270.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAGE WILLIAM DELISSER, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KHRYSTOPHER HATCH, unmarried** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 and the Northerly 16-2/3 feet of Lot No. 15 on the Map of Menee's Subdivision of Lot No. 8 of the Thomas Woodards Subdivision, as of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 and portion of Lot No. 15, front together 66-2/3 feet on the Easterly side of the 15th Avenue North, formerly Hutchison Avenue and runs back 119.1 feet, more or less, on the Northerly line, and 116.4 feet, more or less, on Southerly line to an alley in the rear.

Being the same property conveyed to Sage William deLisser, unmarried by Warranty deed from Adeel & Sams Rentals LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180102-0000145 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on January 02, 2018. (Value of consideration shown in aforementioned deed $224,199.00.)

This is improved property commonly known as: **1816 15th Ave North, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of March, 2022.

SAGE WILLIAM DELISSER

STATE OF California)
)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SAGE WILLIAM DELISSER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of March, 2022.

DENNIS LOC NGUYEN
Notary Public - California
Los Angeles County
Commission # 2287846
My Comm. Expires May 9, 2023

Notary Public
My Commission Expires:
May 9, 2023

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **3/10/2022** (date of document).

Affiant Signature

3/10/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **March**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

